GREATER LOWNDES PLANNING COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2021-23 Regular Meeting (x)

Work Session (x)

DATE OF MEETING: October 25, 2021 Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A Report ()

FUNDING SOURCE: () Annual () SPLOST () Capital (X) N/A

ACTION REQUESTED ON: REZ-2021-23 Cotton Property,3986 Wilkerson Rd

E-A to R-A, Well & Septic, 5 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on approximately 5 acres from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning, in order for the property to be divided. Section 4.01.01(B) of the ULDC Design Standards for Lots prevents lots from being created that do not meet the minimum dimensional requirements for their zoning district, thus creating the need to request rezoning.

The subject property is located on the corner of Wilkerson Rd and Hickory Grove Rd N and is part of the Rural Residential Character Areas, with access to and from the property from both adjacent roads. Per Comprehensive Plan guidance, R-A zoning is listed as a permitted zoning within the character area.

In addition to the information above, the following should be considered: 1) The surrounding zoning is E-A, with an average lot size of at least 5 acres, 2) The closest R-A zoning is approximately .44 miles to the east, on Fletcher Grove Rd, 3) The subject property contains road frontage on two County maintained roads, providing enough road frontage to divide the parcel.

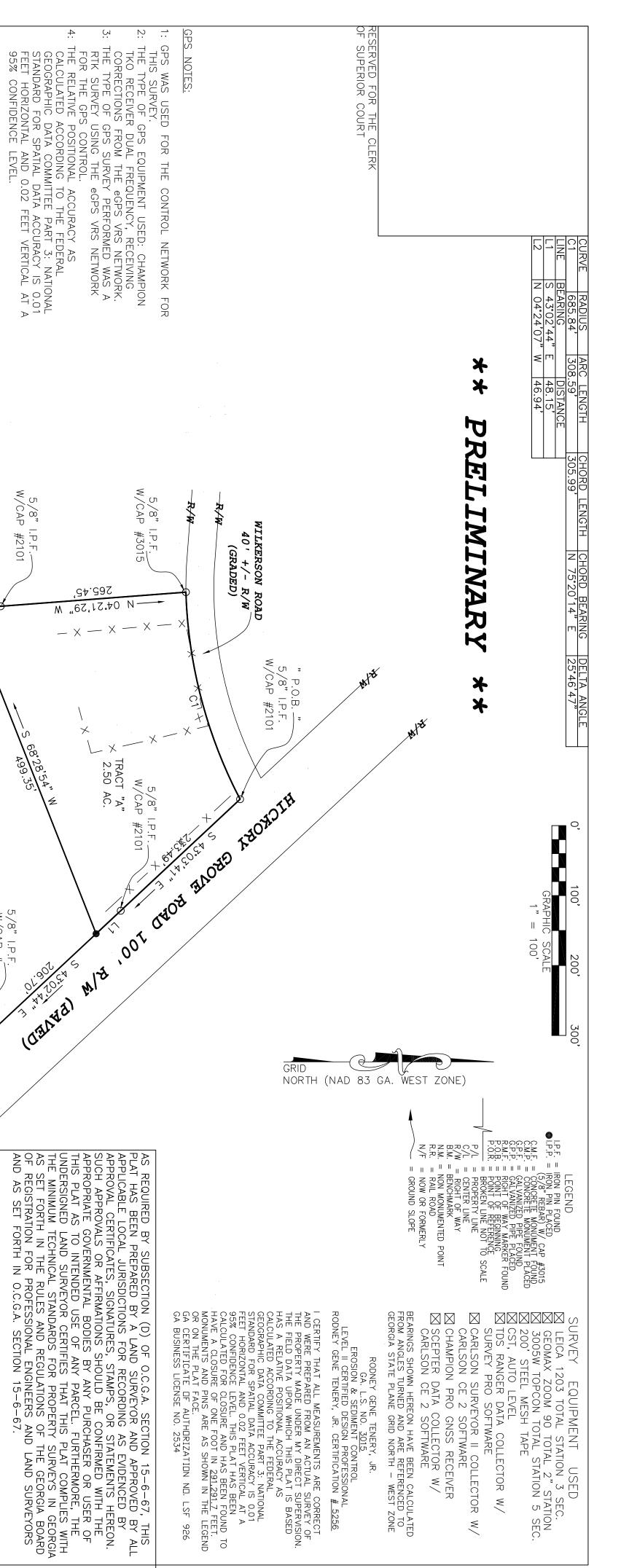
The TRC reviewed the request and found it compliant with the Comprehensive Plan and existing land use patterns of the area.

OPTIONS: 1. Approve 2. Approve with Conditions 3. Table 4. Deny

DIVISION: Planning & Zoning Staff: JD Dillard

Planning & Zoning Staff

Recommendation by the Commission:



5/8" I.P.F. W/CAP #301

#3015

`Z45.45° .67,17.70 N

TRACT "A" 2.50 AC.

5/8" W/CAP

- 1: GPS WAS USED FOR THE CONTROL NETWORK FOR THIS SURVEY.

 2: THE TYPE OF GPS EQUIPMENT USED: CHAMPION TKO RECEIVER DUAL FREQUENCY, RECEIVING CORRECTIONS FROM THE eGPS VRS NETWORK.

 3: THE TYPE OF GPS SURVEY PERFORMED WAS A RTK SURVEY USING THE eGPS VRS NETWORK FOR THE GPS CONTROL.

 4: THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.01 FEET HORIZONTAL AND 0.02 FEET VERTICAL AT A 95% CONFIDENCE LEVEL.

5/8" I.P.F. W/CAP #210

#2101

GENERAL NOTES:

RANNELL L. COTTON PROPERTY
D.B. 6106 PG. 206
P.C. "B" PG. 1495

201.19,

APPROXIMATE
WETLAND LIMITS
ACCORDING TO
VALOR GIS

N/F MARVIN E. TULLIS PROPERTY D.B. 3769 PG. 282 P.C. "A" PG. 2707

5/8" I.P.F. W/CAP #3015

68°28°

4

N/F OTHER

77

TRACT "B" 2.50 AC.

5/8" I.P.F. W/CAP # ILLEGIBLE

MA

1: NO UNDERGROUND UTILITIES WERE VERIFIED OR FIELD LOCATED ON THE PROPERTY DEPICTED ON THIS SURVEY PLAT. PRIME CONSULTING SOLUTIONS DOES NOT GUARANTEE THAT ALL EASEMENTS THAT MAY AFFECT THIS PROPERTY ARE SHOWN ON THIS PLAT.

2: ACCORDING TO FLOOD INSURANCE RATE MAP NO. 13185C0240E, DATED: SEPTEMBER 26, 2008 THIS PROPERTY IS LOCATED IN FLOOD ZONE " X ".

3: THE PURPOSE OF THIS PLAT IS TO PROVIDE A DIVISION SURVEY OF THAT PROPERTY DESCRIBED IN DEED BOOK 1359 AT PAGE 117 SHOWING RANNELL L. COTTON AS THE GRANTEE. PRIME CONSULTING SOLUTIONS, INC. WAS ENGAGED TO PERFORM THIS SURVEY BY MS. BONITA COTTON.

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15–6–67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPRICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15–6–67.

LOWNDES COUNTY UNIFIED DEVELOPMENT CODE APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE

RODNEY GENE TENERY, JR., RLS/RF DATE

SURVEYOR OF THIS P SHALL LAT IF BE HELD APPROVAL SIGNAT NOT PRI NATURES PRESENT. ANY DAMAGES FROM THE FROM THE APPLICABLE

THIS IS A SURVEY ON TAX MAP 189 유

Mapping & Consulting Forestry Solutions
2621 U.S. HIGHWAY 84 EAST
VALDOSTA, GA 31606
PH. 229-244-9735
FAX 229-244-9781
E.MAIL harri613@bellsouth.net
JOB ID.#: J-14096 Prime Consulting Solutions Land Surveying, Land Planning,

BONITA COTTON

SURVEY

FOR:

LOCATED IN LAND LOT 203

11TH LAND DISTRICT

LOWNDES

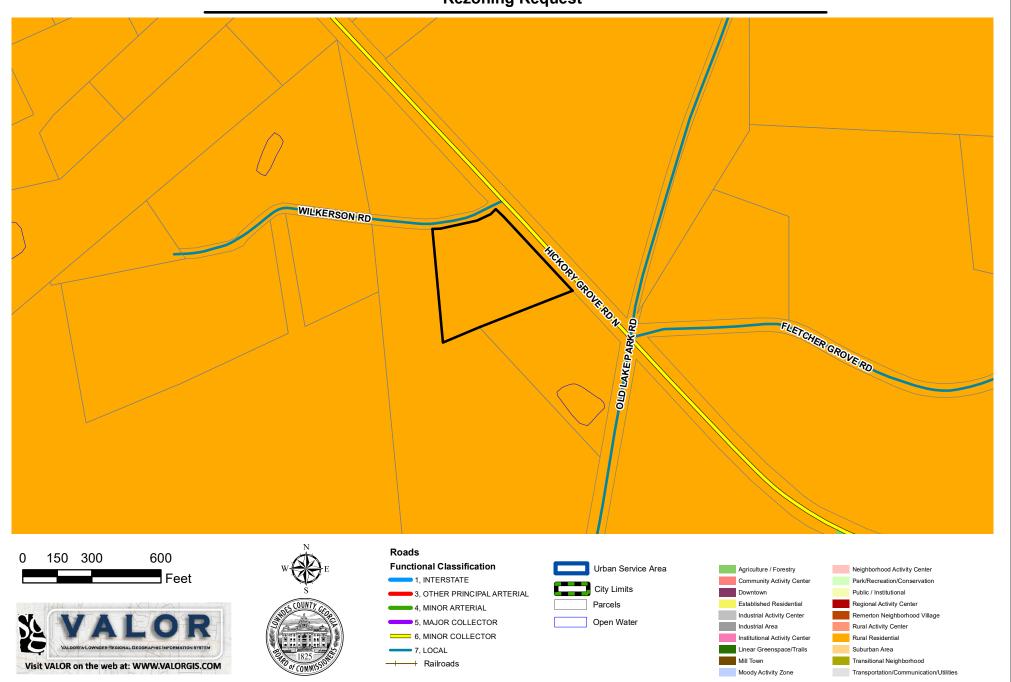
COUNTY, GEORGIA.

30 OF ??) / 2021 PLAT: / 2021 FIELD SURVEY:

REZ-2021-23

Future Development Map

Cotton Property Rezoning Request



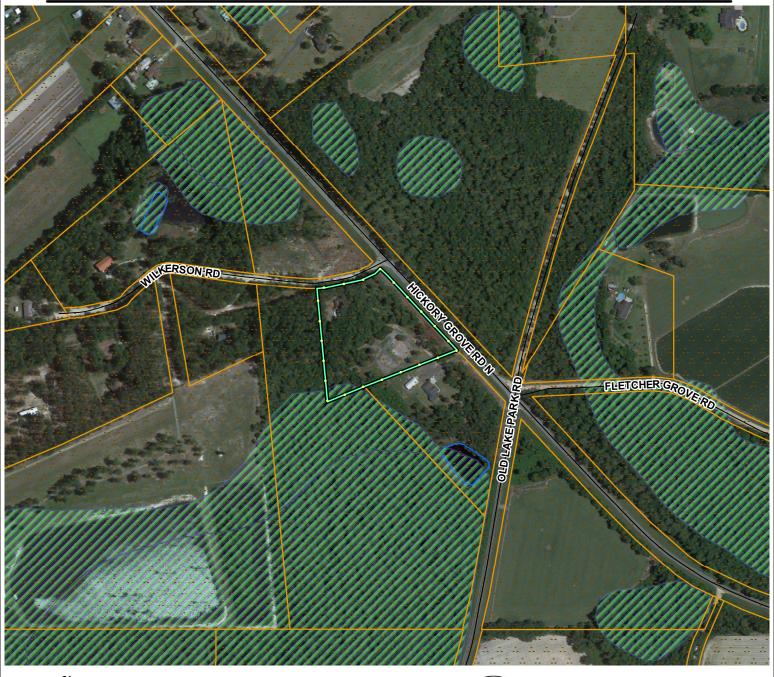
REZ-2021-23

WRPDO Site Map

Legend



Cotton Property Rezoning Request









150 300 600 Feet

REZ-2021-23

Zoning Location Map

Cotton Property Rezoning Request

CURRENT ZONING: EA
PROPOSED ZONING: RA

